

Fort Mill Planning Department



Development Activity Report June 2014

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – June 2014 vs. June 2013

	June 2014	June 2013	Change (#)	Change (%)
Permits Issued	113	94	19	20.2%
Construction Value	\$11,997,970	\$22,622,480	-\$10,624,510	-47.0%
Permit Fees Collected	\$80,782	\$137,986	-\$57,204	-41.5%

Year-to-Date Permit Activity (All Permits) – January-June 2014 vs. January-June 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	457	388	69	17.8%
Construction Value	\$84,027,744	\$67,139,277	\$16,888,467	25.2%
Permit Fees Collected	\$488,062	\$408,865	\$79,197	19.4%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

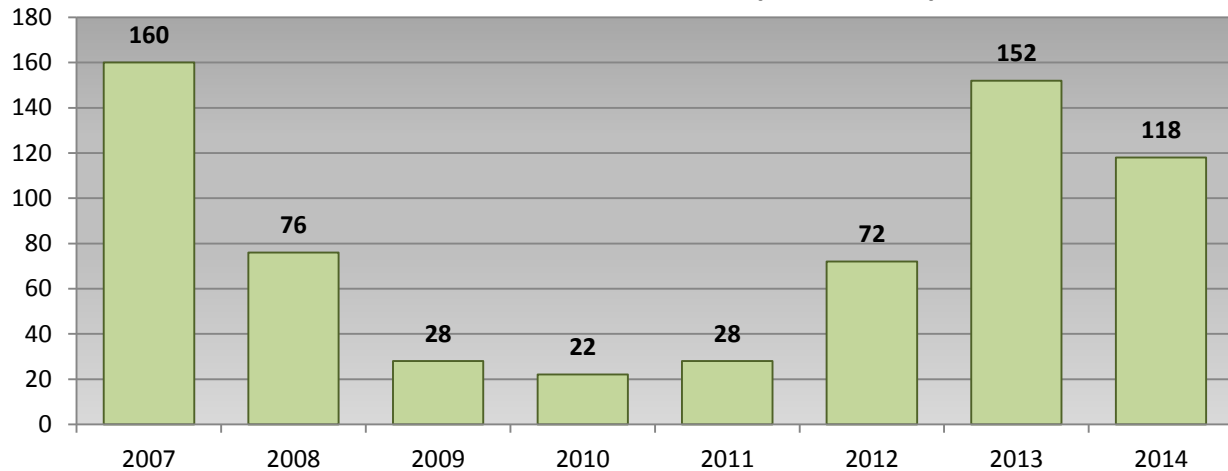
Monthly Permit Activity (Single-Family Residential) – June 2014 vs. June 2013

	June 2014	June 2013	Change (#)	Change (%)
Permits Issued	24	53	-29	-54.7%
Construction Value	\$10,987,354	\$21,990,786	-\$11,003,432	-50.0%
Avg. Permit Value	\$457,806	\$414,920	\$42,886	10.3%

Year-to-Date Permit Activity (Single-Family Residential) – January-June 2014 vs. January-June 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	118	152	-34	-22.4%
Construction Value	\$51,019,796	\$62,048,734	-\$11,028,938	-17.8%
Avg. Permit Value	\$432,371	\$408,215	\$24,156	5.9%

Year-to-Date Residential Permits (2007-2014)



A total of 24 new single-family residential permits were issued during the month of June 2014, including 3 in the Forest at Fort Mill, 1 in Kimbrell Crossing, 9 in Massey, 1 in the Preserve at River Chase, 9 in Springfield, and 1 in Springview Meadows.

- **Forest at Fort Mill**
 - 241 Monteray Oaks Circle
 - 250 Monteray Oaks Circle
 - 258 Monteray Oaks Circle
- **Kimbrell Crossing**
 - 845 Palmetto Bay Drive
- **Massey**
 - 1762 Felts Parkway
 - 1262 Kings Bottom Drive
 - 1266 Kings Bottom Drive
 - 1270 Kings Bottom Drive
 - 1274 Kings Bottom Drive
 - 5025 St. Clair Street
 - 5051 St. Clair Street
 - 5055 St. Clair Street
 - 5063 St. Clair Street
- **Preserve at River Chase**
 - 843 Tyne Drive
- **Springfield**
 - 1254 Edbrooke Lane
 - 1565 Kilburn Lane
 - 1693 Kilburn Lane
 - 1709 Kilburn Lane
 - 306 Newington Court
 - 342 Newington Court
 - 2111 Tatton Hall Road
 - 2210 Tatton Hall Road
 - 1060 Wessington Manor Lane
- **Springview Meadows**
 - 1034 Crescent Moon Drive

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of June 2014:

- **Apple Tree Contractors:** 125 E. Elliott Street (Retrofit - Church)

New Businesses

There were three new business licenses issued during the month of June 2014:

- **Ann's Photography:** 118 Academy Street
- **Aspen Contracting:** 818 Tom Hall Street, Suite 118
- **R&R Beauty By Nite:** 818 Tom Hall Street, Suite 110

Project Updates

Kingsley: Lash Group & LPL Financial

Governor Nikki Haley was in Fort Mill on June 16, 2014, to announce the corporate relocations of LPL Financial and the Lash Group to Kingsley North at I-77 and SC 160. The two projects are expected to bring up to 5,000 jobs and 800,000 sf of new office space to Fort Mill.



Springfield Town Center: Harris Teeter

Vertical construction has commenced at Springfield Town Center, located near the intersection of Springfield Parkway and U.S. Highway 21 Bypass. A 50,000+ SF Harris Teeter supermarket, as well as three multi-tenant commercial buildings, are currently under construction.

Springview Meadows

The model home for the new Springview Meadows subdivision, located at 1034 Crescent Moon Drive, was permitted on June 18, 2014. Developed by Pulte Homes, Springview Meadows is an 87-home community located near US Highway 21 Bypass and Springfield Pkwy.



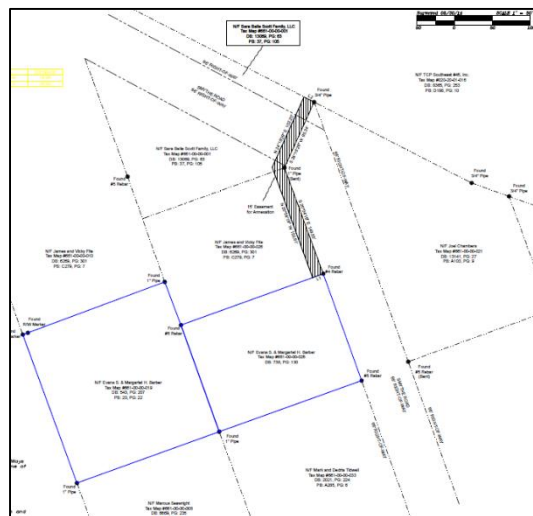
Annexations

There was one new annexation approved by town council during the month of June 2014:

- **Ordinance No. 2014-12**

An ordinance annexing York County Tax Map Numbers 616-00-00-019, 661-00-00-025, 661-00-00-026 (Portion) & 661-00-00-001 (Portion)

- Applicant: Evan S. & Margaret H. Barber, James R. & Vicki H. Fite, and James B. Scott (for the Sarah Belle Scott Family, LLC)
- Location: York County Tax Map # 616-00-00-019, 661-00-00-025, 661-00-00-026 (Portion) & 661-00-00-001 (Portion)
- Acreage: 1.7 Acres
- Zoning Requested: GR General Residential
- Disposition: Approved 2nd reading of annexation ordinance with GR zoning (7-0)
- Date Approved: June 9, 2014



Year-to-Date Annexation Activity – January-June 2014 vs. January-June 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	5	3	+2	+66.7%
Total # Acres Annexed	362.9	93.7	+269.2	+287.3%

Rezoning

There were no new rezonings approved during the month of June 2014.

Ordinances & Text Amendments

There was one new development-related ordinance adopted during the month of June 2014.

- **Ordinance No. 2014-13**

An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 16, Environment; Article III, Stormwater Management and Sediment Control; so as to amend the Article in its entirety; to establish a Stormwater Utility Fee and credit policy; and other matters related thereto

- Purpose: Amends Chapter 16, Article III, of the Code of Ordinances to comply with new state permit requirements, including TMDL monitoring, site inspections, system maintenance, and site performance standards. To fund the new permit requirements, the ordinance creates a new stormwater fee of \$72/year for each equivalent residential unit (ERU).
- Disposition: Approved 2nd reading of ordinance amendment (7-0)
- Date Approved: June 23, 2014
- More Information: For more information about the new stormwater permitting requirements, please contact the Fort Mill Engineering Department at (803) 396-9728.

New Subdivisions

There was one new subdivision plat approved during the month of June 2014:

- **Final Plat Approval: Massey Phase IV, Map 1**

- Applicant: IOTA Doby Bridge LLC
- Location: York County Tax Map Number 020-12-01-131 (Portion)
- Zoning Designation: PND Planned Neighborhood Development
- Buildable Lots: 0 (Roads Only: Dudley Drive & Neff Court)
- *See Planning Commission meeting summary for additional details*

Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, June 10, 2014, for a special called meeting to review the following requests(s):

- **Commercial Appearance Review: Walmart Neighborhood Market**

- Applicant: Sunbelt Ventures LLC / Walmart Neighborhood Market
- Location: 100 Fort Mill Square / York County Tax Map Number 020-07-01-003

- Zoning Designation: HC Highway Commercial / THCD Overlay District
- Request: Approve commercial development appearance review for a proposed 41,839 square foot Walmart Neighborhood Market grocery store
- Disposition: Approved architectural design, including an additional 10% square footage allowance as allowed by the THCD Overlay Ordinance, with the following conditions: amend the stone color to “Chardonnay,” and include a sidewalk (min. 5’ wide) along Dobys Bridge Road (5-0)



- **Commercial Appearance Review: Multi-Tenant Commercial Building**

- Applicant: Sunbelt Ventures LLC
- Location: 100 Fort Mill Square, Suite 107 / York County Tax Map Number 020-07-01-003
- Zoning Designation: HC Highway Commercial / THCD Overlay District
- Request: Approve commercial development appearance review for a proposed multi-tenant commercial building
- Disposition: Deferred consideration at the request of the applicant (5-0)



The Planning Commission (PC) met again for its regularly scheduled meeting on Tuesday, June 24, 2014, to review the following requests(s):

- **Commercial Appearance Review: Multi-Tenant Commercial Building**

- Applicant: Sunbelt Ventures LLC
- Location: 100 Fort Mill Square, Suite 107 / York County Tax Map Number 020-07-01-003
- Zoning Designation: HC Highway Commercial / THCD Overlay District

- Request: Approve commercial development appearance review for a proposed multi-tenant commercial building
- Disposition: Approved architectural design with the following conditions: any rooftop HVAC units to be screened by parapets, designated loading/unloading zones to be provided, dumpster service areas to be screened from public view, and outdoor seating areas to be fenced, landscaped and/or hardscaped for safety and aesthetic purposes (6-0)



- **Text Amendment: Local Commercial District**

- Applicant: N/A -- Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amend the LC Local Commercial zoning district so as to add day care centers to the list of permitted uses, remove newspaper publishing plants from the list of permitted uses, and to remove the prohibition on outdoor speaker systems at restaurants within the LC district under certain conditions.
- Disposition: Consideration of the text amendment was deferred until the July meeting (6-0)

- **Mixed Use Concept Plan & Development Conditions: Pleasant/Vista Property**

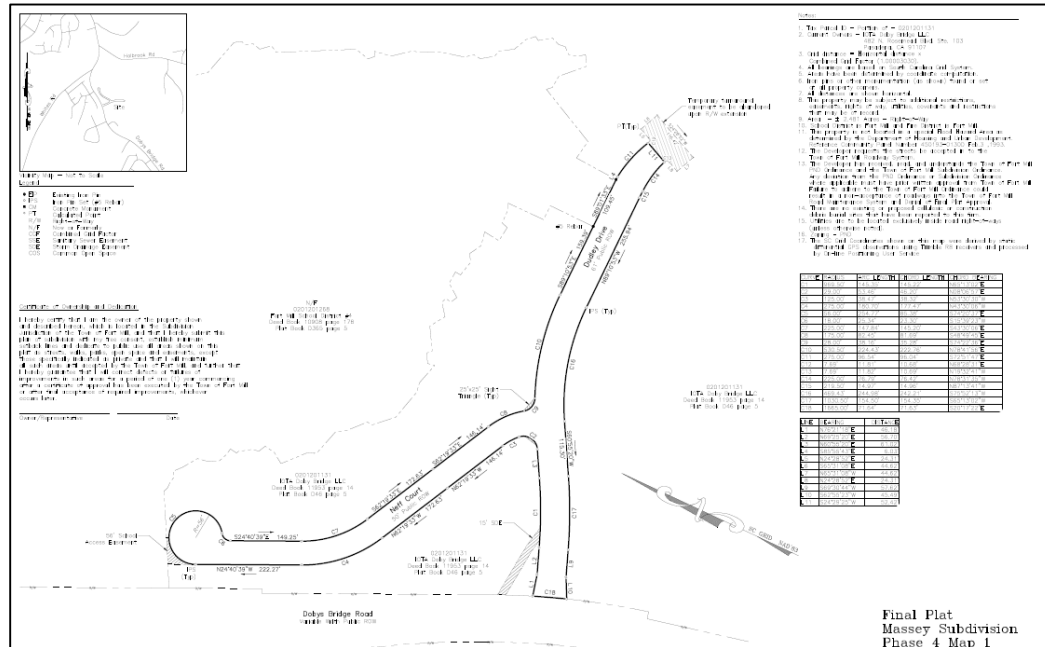
- Applicant: Cooper Willis / Atlantic Beach Inc.
- Location: York County Tax Map Numbers 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036
- Acreage: 156.96 Acres
- Zoning Designation: MXU Mixed Use (Current Zoning)
- Disposition: While reviewing the proposed project, the Planning Commission expressed concerns about the total number of residential units (981), anticipated traffic impact, required roadway improvements, sidewalk connectivity, and architectural requirements. Consideration of the concept plan and development conditions was deferred until the July meeting (6-0)



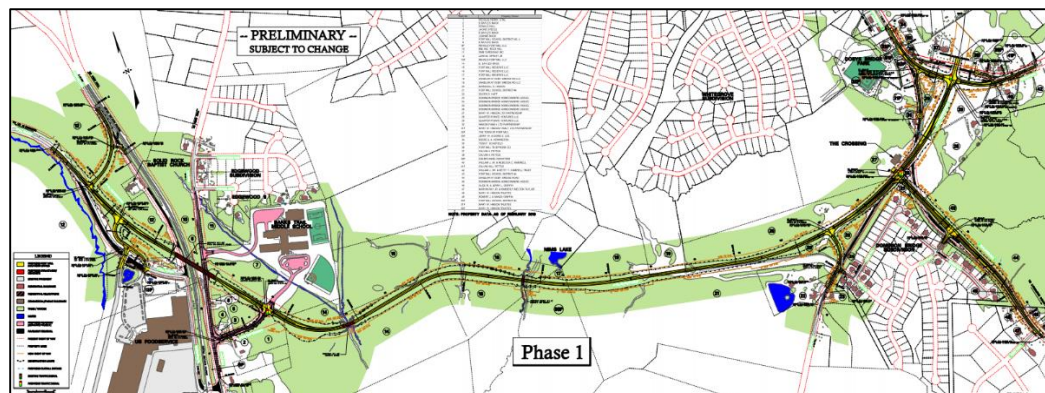
- **Final Plat Approval: Massey Phase IV, Map 1**

- Applicant: IOTA Doby Bridge LLC
- Location: York County Tax Map Numbers 020-12-01-131 (Portion)

- **Acreage:** 2.48 Acres (Right-of-Way Only)
- **Zoning Designation:** PND Planned Neighborhood Development
- **Disposition:** Approved final plat for Massey Phase IV, Map 1, including the following road names: Dudley Drive and Neff Court. Final plat for Map 1 contains only two new roads to serve the new Doby's Bridge Elementary School; no new residential lots were created (6-0)



- **Request to Approve New Road Name: Fort Mill Southern Bypass**
 - **Applicant:** N/A -- Requested by Fort Mill & York County Staff
 - **Location:** Fort Mill Southern Bypass, from current Fort Mill Parkway to Holbrook Road
 - **Acreage:** N/A
 - **Purpose:** Designate an official road name for the Fort Mill Southern Bypass
 - **Disposition:** Approved the continuation of Fort Mill Parkway for new sections of the Fort Mill Southern Bypass (6-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of June 2014 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, June 10, 2014, to review the following request(s):

- **Certificate of Appropriateness: EW Process**

- Applicant: Robert Hess
- Location: 100 Main Street
- Zoning Designation: LC Local Commercial w/ Historic Overlay
- Purpose: Construction of 620 square foot addition (conference room)
- Disposition: Approved, provided the new construction adequately screens mechanical equipment from view along public rights-of-way, and provided the materials used on the new addition match the existing materials to the maximum extent possible (5-1)



- **Certificate of Appropriateness: PuckerButt Pepper Co.**

- Applicant: Ed Currie
- Location: 235 Main Street
- Zoning Designation: LC Local Commercial w/ Historic Overlay
- Purpose: Change color and signage on front façade of building
- Disposition: Approved request to change the exterior color of the building from white to red, remove the existing sign and place a new PuckerButt business sign on the front of the building, paint the door black to match the awning, and to install a roof apron with a company website graphic. As part of its approval, the Board asked for one modification: to include white trim instead of red on the existing bay window (6-0)



Upcoming Meetings & Events

- **Historic Review Board Meeting**

- Fort Mill Town Hall
- Tues. July 8, 2014
- 4:30 PM

- **Board of Zoning Appeals Meeting**

- Fort Mill Town Hall
- Mon. July 21, 2014
- 6:00 PM

- **Town Council Meeting**

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. July 14, 2014
- 7:00 PM

- **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. July 22, 2014
- 7:00 PM
- **Notice**: A public hearing on the proposed renaming of Dobys Bridge

- Fort Mill Town Hall
- Mon. July 28, 2014
- 7:00 AM

Road to N Dobys Bridge Road and S Dobys Bridge road will take place during the July PC meeting.

All meetings are open to the public. Please visit www.fortmillsc.org for meeting updates and agendas.

Did you know?

Rock Hill-Fort Mill Area Transportation Study (RFATS)

The Rock Hill-Fort Mill Area Transportation Study (RFATS), is an intergovernmental transportation planning organization for eastern York County. RFATS coordinates comprehensive transportation planning activities within the urbanized area, in cooperation with the SC Department of Transportation (SCDOT), Federal Highway Administration (FHWA), and Federal Transit Administration (FTA). The overall goal of RFATS is to plan the most efficient, responsive, and cost effective transportation system for the movement of people and goods in the urbanized area.

RFATS is responsible for preparing, adopting and administering a variety of transportation-related studies and programs, including: the Long-Range Transportation Plan (LRTP); Transportation Improvement Plan (TIP); Congestion Management Plans (CMP); annual Unified Planning Work Program (UPWP); Transportation Alternatives Program (TAP); and the Congestion Mitigation and Air Quality Program (CMAQ).

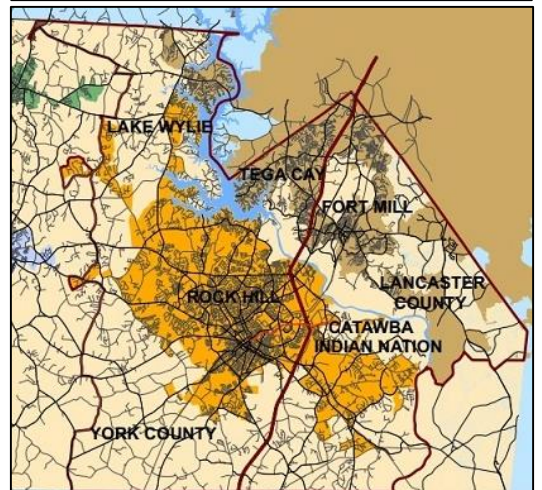
The RFATS planning process is guided by a Policy Committee designated as the Metropolitan Planning Organization (MPO) for the Urbanized Area by the Governor of SC. The RFATS Policy Committee is made up of twelve voting members, including: three from the City of Rock Hill; two from York County; one each from the Town of Fort Mill, City of Tega Cay, Lancaster County, and the Catawba Indian Nation; the resident state Senator and House member representing the urbanized area; and the SCDOT Commissioner representing the 5th District.

Fort Mill is represented on the RFATS Policy Committee by Mayor Danny Funderburk. The town is also represented on the RFATS Technical Team by Planning Director Joe Cronin.

For more information about RFATS, including downloadable copies of regional plans and transportation studies, opportunities for public participation and feedback, and meeting schedules, please visit www.rfatsmpo.org.



RFATS STUDY AREA



Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

Joe Cronin

Planning Director

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[Click here to visit the Planning Department Website](#)